
Land at Chesapeake, Sayers Common: Sustainable Transport Summary

Ref: TW/BB/ITB200420-005A TN
Date: 4 March 2026

SECTION 1 Introduction

- 1.1 Antler Homes has appointed i-Transport LLP to provide highways and transportation advice in relation to a full planning application for a residential development of 27 homes at Land South of Reeds Lane in Sayers Common, Mid Sussex. The site is included in the Mid Sussex Submission Draft Local Plan (as Policy DPSC4) for up to 33 homes. The planning application (Planning Ref: *DM/25/1434*) was submitted on 3 June 2025.
- 1.2 A Transport Statement (TS) and Transport Statement Addendum (TSA) have been submitted alongside the application proposals, and both documents have been subject to scrutiny by West Sussex County Council (WSCC), in their role as the Local Highway Authority.
- 1.3 The submissions made to date demonstrate that the proposed development complies with national planning policy (NPPF), and recent liaison with WSCC (at a meeting held on 5 February 2026) confirmed that there are no technical highways objections to the development proposals.
- 1.4 At the request of Mid Sussex District Council (MSDC), as the Local Planning Authority, this report summarises the package of active and sustainable transport measures which are proposed to be delivered as part of the scheme proposals. These measures comprise both on and off-site measures, as well as financial contributions.

SECTION 2 Summary of Sustainable Transport Measures

2.1 On-Site Measures

- i The proposed site layout will deliver a network of permeable walking/cycling routes.
- ii Pedestrian crossing provision will be provided throughout the site, with pedestrians having priority over vehicles.
- iii The length of the existing PROW No. 11, as it routes through the application site, will be enhanced to provide improved surfacing for users - ensuring it provides a suitable future connection through to the wider DPSC3 allocation.
- iv A new length of 3.0m wide shared footway/cycleway will be provided through to the western application site boundary – providing a future pedestrian/cyclist connection through to the wider DPSC3 allocation.
- v Fast electric vehicle charging infrastructure will be provided to all new homes, in accordance with Building Regulations requirements.
- vi Easily accessible and secure cycle parking will be provided for all new homes, in accordance with WSCC's adopted standards.
- vii Sustainable Travel Information Packs will be provided to all new occupiers of the new homes at the development, including a £150 sustainable travel voucher.
 - These packs are intended to promote active and more sustainable travel and will include, for example, walking/cycling maps, details of available local facilities and services and public transport timetables.

2.2 Off-Site Measures

- i New lengths of footway will be provided along Reeds Lane, in addition to a relocated pedestrian crossing point, to ensure access is achieved to the existing pedestrian infrastructure within Sayers Common. These works are demonstrated on the proposed access drawing (ITB200420-GA-001C) that has been submitted alongside the proposals.
- ii In agreement with WSCC, improvements will be delivered at the following existing pedestrian crossing points to ensure safe and continuous pedestrian routes are achieved to the nearby bus stops on the B2118:
 - B2118 / Berrylands Farm junction – to upgrade the existing crossing point to include tactile paving.

- B2118 / Oakhurst junction – to upgrade the existing crossing point to include tactile paving.
- At the accesses to Roundhay, Potters, Ashfields and Bennachie on the B2118 – to provide footway and tactile paving crossing improvements.

2.2.2 These highway works will be secured and delivered under S278 Agreement.

2.3 Financial Contributions

2.3.1 In agreement with WSCC, the Applicant is also committed to providing the necessary funding to deliver the following additional sustainable transport infrastructure improvements within Sayers Common:

- i Real Time Passenger Information (RTPI) improvements to the northbound and southbound bus stops on the B2118 and at the Furzeland Way bus stop– at the cost of £8,500 each.
- ii The necessary bus stop flagpole and hardstanding improvements at the Furzeland Way bus stop.

2.3.2 This funding can be secured within the S106 Agreement.

2.4 Sustainable Transport Strategy

2.4.1 Drawing the above together, the Sustainable Transport Strategy for the proposed development is summarised in **Table 2.1**.

Table 2.1: Proposed Sustainable Transport Strategy

Sustainable Transport Measure	Mechanism
<u>On-site Active Travel Infrastructure</u> • A network of permeable routes through the site. • Pedestrian crossing provision provided throughout the site, with pedestrians having priority over vehicles.	To be delivered as part of the development
<u>Off-Site Pedestrian Infrastructure Improvements</u> • Delivery of new lengths of footway on Reeds Lane to tie into existing pedestrian infrastructure. • Relocated pedestrian crossing point on Reeds Lane. • Upgrading of the existing pedestrian crossing points at Berrylands Farm, Oakhurst and at the access points to Roundhay, Potters, Ashfields and Bennachie on the B2118 – to provide footway and tactile paving improvements.	To be delivered under Section 278 Agreement

Sustainable Transport Measure	Mechanism
<u>Future Connections to Larger DPSC3 Site Allocation in Sayers Common</u> - Enhancement of PROW No.11 within the site, which connects to the wider PROW network and the larger DPSC3 allocation. - A new shared footway/cycleway through the western site boundary to provide a future connection to the larger DPSC3 allocation.	To be delivered as part of the development
<u>Electric Vehicle Charging</u> Fast electric vehicle charging infrastructure provided for all homes, in accordance with Building Regulations requirements.	To be delivered as part of the development
<u>Cycle Parking</u> Easily accessible and secure cycle parking provided for all homes in accordance with WSCC's adopted standards.	To be delivered as part of the development
<u>Resident Travel Information Packs</u> Delivery of Travel Information Packs to all new occupiers of the new homes at the site, including a £150 sustainable travel voucher.	To be secured by Planning Condition
<u>Contributions</u> - Fund the RTPI improvements at the nearby northbound and southbound bus stops on the B2118 and at the Furzeland Way bus stop. - Fund the necessary bus stop flagpole and hardstanding improvements at the Furzeland Way bus stop.	To be secured within the Section 106 Agreement

SECTION 3 **Summary**

- 3.1 The development proposals will provide a significant package of active and sustainable transport measures, comprised of both on and off-site measures and financial contributions. These measures will ensure that active and sustainable transport modes are being prioritised in accordance with the NPPF, given the type of development and its location.
- 3.2 Furthermore, the application proposals include specific on-site sustainable transport provisions to facilitate future connections to the wider DPSC3 allocation, which will be of significant benefit in active travel terms. The application proposals therefore help to facilitate the future delivery of the wider DPSC3 allocation within Sayers Common.